Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Kelba Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,448,000 Property Type House Suburb Balwyn North

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Talbot Av BALWYN 3103	$2,400,000	21/09/2024
2	34 Cascade St BALWYN NORTH 3104	$2,400,000	10/09/2024
3	88 Maud St BALWYN NORTH 3104	$2,350,000	03/09/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/10/2024 11:43

2 Kelba Street, Balwyn North Vic 3104

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 833 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
June quarter 2024: $2,448,000

Comparable Properties



29 Talbot Av BALWYN 3103 (REI)

3 1 1

Price: $2,400,000
Method: Private Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments



34 Cascade St BALWYN NORTH 3104 (REI)

3 2 1

Price: $2,400,000
Method: Private Sale
Date: 10/09/2024
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



88 Maud St BALWYN NORTH 3104 (VG)

3 - -

Price: $2,350,000
Method: Sale
Date: 03/09/2024
Property Type: House (Res)
Land Size: 861 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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